

**CITY OF DELTONA, FLORIDA  
CITY COMMISSION WORKSHOP MEETING  
MONDAY, JANUARY 26, 2015**

A Workshop Meeting of the Deltona City Commission was held on Monday, January 26, 2015 in the City of Deltona's 2nd Floor Conference Room at 2345 Providence Blvd., Deltona, Florida.

**1. CALL TO ORDER:**

The meeting was called to order at 5:30 p.m. by Mayor John Masiarczyk.

**2. ROLL CALL:**

Mayor	John Masiarczyk	Present
Vice Mayor	Nancy Schleicher	Present
Commissioner	Heidi Herzberg	Present
Commissioner	Mitch Honaker	Present
Commissioner	Chris Nabicht	Present
Commissioner	Diane Smith	Present
Commissioner	Brian Soukup	Present
Deputy City Manager	Dale Baker	Present
City Attorney	Becky Vose	Present

Also Present: Captain Dave Brannon and Economic Development Manager Jerry Mayes.

**3. PLEDGE TO THE FLAG:**

The City Commission and staff said the pledge to the flag.

Mayor Masiarczyk opened the meeting for public comment.

Chip Burton, owner of Top Shelf Car Wash, 3119 Howland Blvd., Deltona, stated that in 2008 and 2009 there was not a lot of development going on at that time. He stated that he consulted with Steve Brandon with Brandon Companies who developed the Publix center on Fort Smith Boulevard regarding the process and he stated he had a difficult experience. He stated he has worked with Jerry Mayes to promote the City to other companies that are interested in coming to Deltona; he has appeared in videos promoting the City, he has always been a proponent for the City and he shared the City's enthusiasm and vision. He stated he believes that the culture has changed, that although the open for business sign is out, the City is not acting like it is open for business. He stated he combined lots for financing reasons with the intent to sell off the additional lot. He stated he started talking to an auto repair company that was interested in buying the lot, he spent several months discussing the company's interest, needs and the City and in June he arranged a meeting through Jerry Mayes for the auto repair shop to meet with the City staff on a Friday, but on Monday the interested buyer called Mr. Burton to say that the City stated he could not build on the property because the entire impervious surface had been used. He stated that he designed the property for another business and that the permit was always for two (2) sites/two (2) uses. He stated that the permit was in the file and that he believed staff did not look at the file before the meeting. He stated that his civil attorney stated a 30,000 square foot building and parking lot could be built on the property. He stated he signed a deal in October, he was told that he could do a lot split and on December 3rd he got an e-mail from Scott McGrath stating the need to submit a plat. He stated staff knew he was preparing and submitting a plat, the buyer provided a set of plans on

Wednesday and on Friday the buyer received an e-mail stating that a site plan application was submitted by a development known as Honest One (1) Auto care. He stated he received a letter stating that the one (1) acre area does not represent a parcel that has been created consistent with the City's Land Development Code, that the site plan could not be accepted and instructed the buyer to pick up all checks and plans at City Hall. He stated that staff knew he was submitting the plat and chose to send the letter out for the plans to be picked up anyway. He stated that he does not believe that this kind of behavior is showing that the City is open for business.

The Commission and staff discussed Mr. Burton's site issues, staff's lack of customer service, resolving the issues and having staff contact Mr. Burton to discuss the issue further.

#### **4. BUSINESS:**

##### **A. Presentation by John Wannamaker, Chairman of the Board of Directors Team Volusia – What is going on in Tallahassee.**

John Wannamaker, Chairman of the Board of Directors Team Volusia, provided a site selection process gap analysis which included retail site selection, site plan criteria, the Deltona Activity Center, site selection process, office site selection, market feasibility, Project Snow, drive time for workers, the east central region of Florida, the anatomy of a project, typical criteria for businesses in the site selection process, sustainability, the role of elected officials, elements of a project, confidentiality and project locations.

The Commission and Mr. Wannamaker discussed the mission statement for Team Volusia, the types of businesses Team Volusia recruits, Team Volusia's operating expenses and budget, the businesses that Team Volusia partners with, annual daily trips (ADT) and how it is calculated, business matrix, the price of land, linkage, feasibility studies, incentives for businesses, the cost and benefits of Team Volusia, infrastructure, the impact on other cities' development on the City of Deltona, creating a strategic plan, and economic development incentives.

Commissioner Soukup provided to the Commission a classification and compensation study from the City of Port Orange.

The Commission discussed staff's compensation, staff's attitude, extending the strategic planning meeting with Marilyn Crotty, staff's clarification and understanding of what transpires at Commission meetings, the Ordinance regarding backyard chickens, establishing an Ordinance Review Committee, agenda items that are not covered in meetings, and adding "additions and deletions" to workshop agendas.

Acting City Manager Dale Baker stated that the Commission was sent a first and second draft of the advertisement for the City Manager search by the Mercer group and he asked the Commissioners if he could submit the second draft to the Mercer Group to proceed with the advertisement.

**After discussion, the Commission concurred to have Mr. Baker send the second draft of the advertisement to the Mercer Group for publication.**

The Commission discussed the terminology in the City Manager advertisement, taking out the word challenges in the advertisement, and taking out the words “thick-skinned” and “having the ability to say no”.

**After discussion, the Commission concurred to remove the word “challenges” from the City Manager description “challenges and opportunities” from the advertisement and send the advertisement to the Mercer Group to advertise.**

The Commission and staff discussed the next workshop topic and adding procedures and guidelines. Also, discussed were fire safety guidelines for corporations, the fire code, the sign ordinance, the Trap Neuter Release (TNR) meeting on January 29, 2015 at 6:00 p.m., and placing the Ordinance regarding backyard chickens on a regular meeting agenda.

**After discussion, the Commission concurred to have the Ordinance regarding backyard chickens and the City Commission’s Operating Guidelines & Meeting Rules and Procedures on the next workshop.**

**5. CITY MANAGER COMMENTS:**

**6. ADJOURNMENT:**

There being no further business the meeting adjourned at 7:40 p.m.

---

Karissa Cook, Administrative Assistant